DOCUMENT NO. 55

ADOPTED 11/24/9

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF THE 955 BOYLSTON STREET CORPORATION FOR PARCEL 15 IN THE FENWAY URBAN RENEWAL AREA

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with the Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion, or national original; and

WHEREAS, The 955 Boylston Street Corporation has expressed an interest in and has submitted a satisfactory proposal for the re-development of Disposition Parcel 15 in the Fenway Urban Renewal Project Area of Boston; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the 955 Boylston Street Corporation be and hereby is, finally designated as Redeveloper of Parcel 15 in the Fenway Urban Renewal Project Area of Boston, Massachusetts.

2. That it is hereby determined that the 955 Boylston Street Corporation possesses the qualifications and financial resources necessary to acquire and develop land in accordance with the Development Plan.

3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 15 to the 955 Boylston Street Corporation, said documents to be in the Authority's usual form.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).

EXHIBIT A

That certain parcel of land, with the improvements theron, shown on a plan entitled, "Topographical Plan of Land in Boston, Mass., March 12, 1973, prepared by William S. Crocker, Inc., Civil Engineers & Surveyors, 35 Wm. T. Morrisey Blvd., Boston, Mass.," recorded with Suffolk County Registry of Deeds in Book 8613, Page 60, being more particularly bounded and described as follows:

Beginning at a point on the northerly line of Boylston Street, said point being 67.61 feet westerly from the intersection of said northerly line of Boylston Street and the westerly line of Hereford Street;

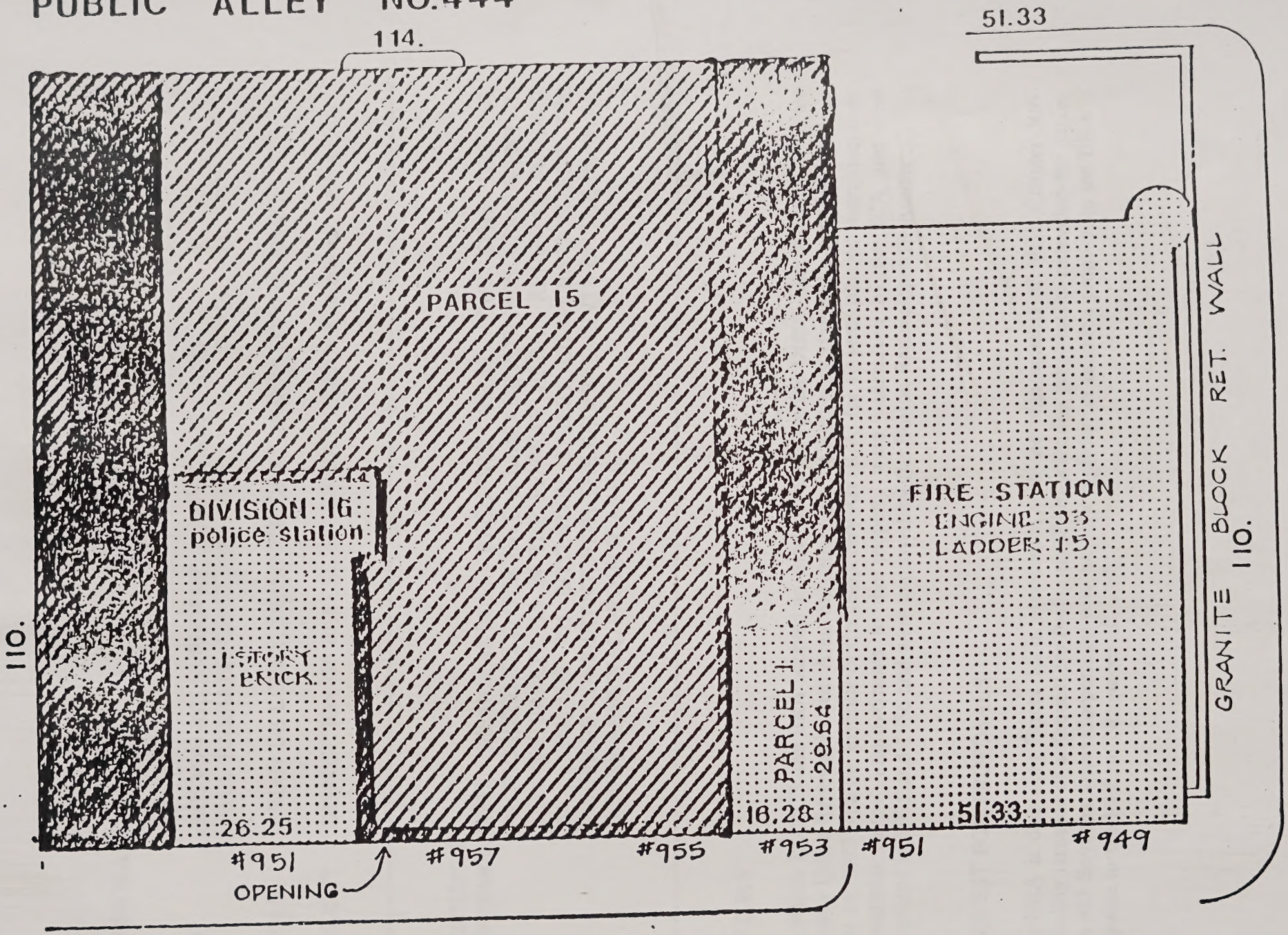
Thence running westerly along said northerly line of Boylston Street, a distance of 97.05 feet, more or less, to a point at land of the Massachusetts Bay Transportation Authority;

Thence runing northerly by land of said Massachusetts Bay Transportation Authority, a distance of 110.0 feet, to a point on the southerly line of Public Alley No. 444;

Thence running easterly by said southerly of said Public Alley No. 444, a distance of 113.33 feet, more or less, to a point at land of the City of Boston;

Thence running southerly, westerly, and southerly, by land of said City of Boston, 80.36 feet, 16.28 feet, and 29.64 feet respectively, to the point of beginning.

PARCEL 15
I
II
DISPOSITION PARCEL
SUB-AREA
AIR RIGHTS
PARCEL NUMBER
PROJECT BOUNDARY
DISPOSITION PARCELS
Fenway
Urban Renewal Area
Massachusetts
BOSTON REDEVELOPMENT AUTHORITY


PUBLIC ALLEY NO.444
114.
51.33
PARCEL 15
DIVISION 16
police station
1 STORY
BRICK
FIRE STATION
ENGINE 55
LADDER 15
GRANITE BLOCK RET. WALL
110.
110.
PARCEL 1
20.64
26.25
16.28
51.33
#951
#957
#955
#953
#951
#949
OPENING

MEMORANDUM **NOVEMBER 24, 1992**

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL BARRETT, DIRECTOR

FROM: BRIAN DE LOREY, DIRECTOR OF ECONOMIC DEVELOPMENT

SUBJECT: DISPOSITION OF PARCEL 15 FENWAY URBAN RENEWAL AREA

EXECUTIVE
SUMMARY: THIS MEMORANDUM REQUESTS THAT THE DIRECTOR BE AUTHORIZED TO ENTER INTO A LAND DISPOSITION AGREEMENT TO CONVEY PARCEL 15 IN THE FENWAY URBAN RENEWAL PROJECT AREA TO THE 955 BOYLSTON STREET CORPORATION FOR THE PURPOSES CONSISTENT WITH THE REQUIREMENTS OF THE FENWAY URBAN RENEWAL PROJECT AREA.

HISTORY

On March 15, 1973, the BRA adopted an order of taking for the Disposition of Parcel 15 in the Fenway Urban Renewal Project Area. Subsequently, the Authority executed a long term lease on May 14, 1973 with the Institute of Contemporary Art (ICA) for 40 years plus 40 years extension Substantial capital improvements to the property were undertaken by the ICA and were completed in 1975 and 1986 and were approved by the Boston Redevelopment Authority.

REQUEST FOR PROPOSALS

The BRA is disposing Parcel 15 in accordance with the requirements of MGL Chapter 30B including issuance of a Request for Proposals (RFP) soliciting proposals to redevelop the parcel The 955 Boylston Street Corporation was the only applicant to submit a proposal to the BRA in response to the RFP on November 10, 1992.

PROPERTY DESCRIPTION

Parcel 15 is located in the Fenway Urban Renewal Project Area and is comprised of a one story brick building at 951 Boylston Street and a three story brick building at 955-957 Boylston Street.

A site map and a metes and bounds description of the property is attached.

APPLICANT

The Applicant, the 955 Boylston Street Corporation, is a Massachusetts non-profit corporation organized under Chapter 180 of the General Laws and will be the owner.

An appropriate resolution follows: